

## PlanFirst Program Application - May 15, 2017

**Introduction:** The Department of Community Affairs' PlanFirst program rewards local governments that clearly demonstrate success with implementing their local comprehensive plan. To apply for PlanFirst designation, a local government must have Qualified Local Government certification and be current on required reporting to DCA. (To check status of both, please visit <http://www.georgiaplanning.com/planners/planreview/default.asp>).

A multi-agency review panel will evaluate a number of indicators of community success with plan implementation to select communities for this designation. All of these indicators are equally important, but size of the community is taken into consideration in the evaluation so that communities of various sizes are equally competitive for PlanFirst designation.

**Instructions:** Please answer all the following questions thoroughly, attaching additional pages where necessary, so that the reviewers have sufficient information to measure the success of your comprehensive plan implementation. Supporting documents might include: news articles, legal ads, lists of attendees, letters of support or other evidence of local involvement and commitment to successful plan implementation activities in your community. *Total application length, including supporting information and support letters, must not exceed 20 pages. Text areas will expand as needed.*

Applicant government	City of Douglasville
Mailing address	6695 Church Street, Douglasville
Telephone	678-449-3052
Email	wrightm@douglasvillega.gov
Contact person; title	Michelle Wright, Planning Director
Application prepared by	Michelle Wright
I, the undersigned authorized representative of the applicant, certify that to the best of my knowledge the information in this application is true and correct.	
Name of authorized official signing; title	Rochelle Robinson, Mayor
Date	May 9, 2017
Signature	Rochelle Robinson
Attest:	Sharon L. Keith
Deputy City Clerk	

## PRE-REQUISITES

**A. (1)** We have a consistent record of maintaining our Qualified Local Government status **and** submitting required reports to DCA, including the current Report of Local Government Finances. (To check status, please visit <http://www.georgiaplanning.com/planners/planreview/default.asp>).

QLG status: yes

Local government reports: yes

**A. (2)** We have attained the Minimum Standard for performance as called for in our regional commission's regional comprehensive plan.

yes

For each of the following indicators, fully explain how your community addresses this indicator; identifying specific examples and resulting local successes. (Each indicator will be scored 1, 3 or 5 points, except indicators j. and t. which may score up to 10 points.) Add exhibits and examples as needed to tell your story.

## INDICATOR: GOALS

**B.** The Goals (or Vision) section of our comprehensive plan is supported by the community and its leadership. How?

**The goals and vision of the City of Douglasville's Comprehensive Plan is for the community to be a unique blend of small-town charm with metropolitan amenities, an ideal environment for startup and small businesses and providing infrastructure for the growth of high technology centers and larger businesses. The Vision and Goals were put together through the stakeholders/ citizens process of the Comprehensive Plan.**

**The stakeholder group for the Comprehensive Plan, consisting of citizens and local businesses, who came up with the goals and vision for the community. The Mayor and City Council adopted and support this vision and goals.**

**C.** The Goals are both ambitious and achievable for the community. Please give examples of some ambitious yet achievable Goals included in your comprehensive plan.

**The goals of the Comprehensive Plan have been achieved in the past and are achievable in the future. The City is committed to achieving these goals to enhance the quality of life for residents.**

**Some examples are:**

**The City develops and updates their Capital Improvements Plan (CIP) yearly as part of the overall update to the Comprehensive Plan.**

**The City makes zoning and land use decisions taking into account the objectives and future land use of the Comprehensive Plan.**

**D. The Goals steer local decision-making on a continuous basis. Please tell us how and provide specific examples.**

**The goals of the Comprehensive Plan are steered by the Short Term Work Program that lists all proposed projects along with timelines, parties responsible for implementation, and cost estimates. It is used as the matrix intended to serve as a blueprint for achieving the community's visions for the future.**

**One of the cities goals was to coordinate, share and network the GIS database system with Douglas County in order to assure the most accurate information. The City and County have combined their GIS systems and it is now housed at the county and all information is shared.**

**Another goal is to utilize the zoning code, land use decision making process and code enforcement to ensure and minimize land use compatibility. The City sends out impact statements on all zoning cases to code enforcement and other agencies for input on land use decisions and compatibility.**

**E. Consistent progress is being made at achieving the Goals. Please explain, and if possible, include examples of this progress.**

**The progress achieved to reach each goal set out in the comprehensive plan is evaluated every 5 years when the Short Term Work Program is updated. The Short Term Work Program is used to ensure conformity so funds are properly allocated for the city's long term goals. Some of the goals were to develop and upgrade facilities as part of an overall recreation plan. The city works toward this goal and has built new recreation facilities and upgraded the facilities. The city is still working on this goal and has future plans for the upgrade of recreation facilities.**

**Another goal being met is for the city to provide a media to the public to give out general information about their government and community. The city has a Communications Department that has a CitiTV station with programs, an internet site and press releases.**

## **INDICATOR: LEADERSHIP**

**F. We have effective planning staff or another suitable arrangement for handling community planning matters. Please tell us about your staff or suitable arrangement, including, if you wish, any degrees or certifications.**

**The City of Douglasville has staff that handles planning, zoning, transportation, and historic preservation. There is an AICP Planning Director, Planner, and Office Coordinator available to handle, assist, and guide in community planning matters. To be a Historic Preservation Community you must enact a Historic Preservation ordinance, enforce that**

ordinance, through a local preservation commission, and have met the requirements to be a Certified Local Government. The Planning Director is certified for a Historic Preservation Community. To be certified for Historic Preservation you must attend their annual conference and take classes. The Planning Director is certified in Transportation. GDOT requires that you must be certified to work in transportation. In order to get this certification, you must take their certification classes.

G. We have an active planning commission or similar body to steer local planning decisions. Please provide information about your commission or similar body; for instance, number of members, meeting schedule, local affiliations, etc.

**The City of Douglasville has a Zoning Board, Historic Preservation Commission, Planning and Development Committee, and Bicycle and Pedestrian Advisory Committee responsible for steering all local planning decisions. The Zoning Board consists of 5 members and 1 Chairman all serving 5 year terms. The Zoning Board meets once a month.**

H. We have a regular local plan effectiveness evaluation process (such as annual planning retreats of elected leadership). Please provide information about the most recent.

**The City of Douglasville's Mayor, City Council and staff meet once a year to have planning retreats. We review our budget and where we are going for the City's future.**

I. All local officials (both elected and appointed) involved in local planning processes have recently attended training in how to use the plan effectively. Please list who attended, which trainings and the date(s) attended. These trainings may include those from Carl Vinson Institute of Government, the Community Planning Institute, GMA or ACCG land use or planning classes, and similar courses.

**The Mayor and City Council recently attended the Georgia Municipal Association (GMA) Conference in June 2016. They took classes on Economic development, Planning & Zoning, Fair Housing & Land Use, Enforcing Ordinances and Public Policy Development & Implementation. They are signed up for the GMA Conference for this June of 2017. The Planning Director takes 16 units of planning classes a year. The Zoning Board have taken classes on Planning that has been offered by ARC from the Community Planning Institute. Some classes that the Planning Director has taken are:**

**Noble Lies: What Happens When the Public Interest and Truth Collide?**

**April 20, 2016**

**Atlanta's Green Infrastructure Task Force**

**April 20, 2016**

**Mobile Workshop: City by the Tracks (Walking Tour of Downtown Douglasville)**

**April 20, 2016**

**Engaging Your Community: Citizen Participation Methods from Large County to Small Town**

**April 20,**

**Atlanta City Design**

**April 20, 2016**

**Point, Data Point: U.S. Census Data Sets**

**April 5, 2016**

**Design Practices That Help Build Thriving Communities**

**April 4, 2016**

**Social Equity and Planning in the 21st Century: 2016 Diversity Summit  
April 4, 2016**

**Additionally 1.5 credits of law classes and 3.0 credits of Ethics classes are required and have been taken.**

**Law, Planning, and Plain English**

**April 4, 2016**

**Ethics of Design Review Discussion**

**April 3, 2016**

J. Provide up to ten of your best recent examples where the plan steered a key local decision, with pertinent plan references (attach additional sheets as needed). Please explain the connection between the comprehensive plan and the decision(s) made.

**The Comprehensive Plan**

Douglasville's historic downtown is comprised of one-to-two story buildings with storefronts and small, locally-owned restaurants and retail shopping. Also located within the downtown is the city government offices and conference center. These offices provide a good foundation for new commercial development within the downtown which could include a new boutique hotel to serve the conference center. The Douglasville Downtown is listed as a National Register of Historic Places as the Douglasville Commercial Historic District.

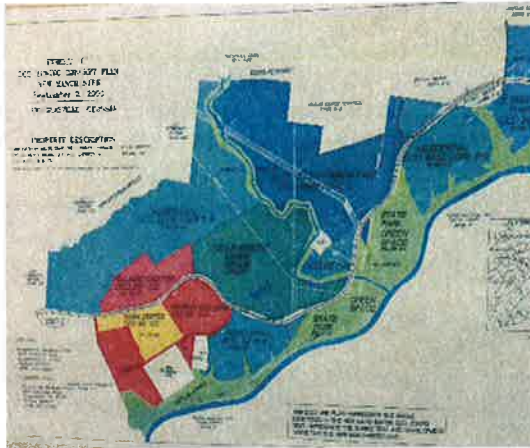
The Douglasville Commercial Historic District consists of those properties retaining historic features that face Broad Street, for the most part, with some along Church Street and Price Street. It includes the remaining concentration of historic commercial buildings.

Downtown Douglasville and Tributary also received the most attention as places needing improvement. The downtown primarily focused on the need for more economic development. Tributary was targeted accompanied by discussions of Riverside Parkway, which attendees felt needed more capacity to accommodate increased industrial development along the road. Other locations highlighted the need for sidewalks, economic development along Fairburn Road at I-20, traffic concerns on Highway 5 at Douglas Boulevard, and a need for upscale retail on the Bright Star Connector.

**1. Adding Mixed Use to Zoning Code**

**The city action was to continue to allow (PUD) configurations in residential developments to provide for greater variety of housing options, open space, and a greater flexibility of application.**

**The City added a Design Concept Development (DCD) Zone that allows mixed use and non-traditional zoning options, such as mixed use and alternate setbacks. This addresses the Tributary area of the Comprehensive Plan.**



## 2. Historic District

**The city action plan was to encourage downtown revitalization through repair of historic buildings.**

**The City established a Historic District in the downtown area to preserve its historic buildings and culture. This district is regulated by Chapter 48- "Historic Preservation" of our City Codes.**



## 3. Farmer's Market

**The city action plan was to continue to support and participate in cultural events, programs and organizations.**

**The Farmer's Market was started in Douglasville as a way of having a place where local farmers and artisans can sell their goods. At Douglasville's weekly Farmers' Market, each Wednesday you'll find everything from fresh produce, baked goods and other locally-grown products. This enhances economic development in the downtown.**



#### **4. Keep Douglasville Beautiful Committee**

**The city action was to expand current efforts by the local governments to clean up trash and litter with the use of Keep Douglasville Beautiful.**

**The City has in place a Keep Douglasville Beautiful Committee that the mission of Keep Douglasville Beautiful is to practice, promote, and encourage environmental stewardship through public education and community-based projects, within the City of Douglasville. They promote recycling, plant sales, Arbor Day and many more activities.**



#### **5. Bicycle & Pedestrian Advisory Committee**

**The city action was to continue the efforts of the local Bicycle Pedestrian Advisory Committee in the planning and implementation of bicycle pedestrian facilities within Douglasville and Douglas County such as bicycle routes, bicycle lanes, bicycle paths, multi-use paths, sidewalks and other pedestrian paths.**

**The Douglasville/Douglas County Bicycle and Pedestrian Advisory Committee is a joint committee with Douglas County, Douglasville, Villa Rica and Sweetwater Creek State Park. The Committee meets bi-monthly and has a plan that is being implemented.**





## **6. Douglasville Downtown Development Committee**

**The city action was to maintain communications with the business district.**

**The Downtown Development Authority is a body of seven members created and appointed by the City Council and recognized by the State of Georgia as a public entity with a specified set of powers and a specific purpose or mission to:**

- **Revitalize and redevelop the downtown business district of Douglasville.**
- **Develop and promote for the public good and general welfare, trade, commerce, industry, and employment opportunities and promote the general welfare of the city and state by creating a climate favorable to the location of new industry, trade and commerce within the downtown area.**
- **Finance projects within the downtown business district that will develop and promote the public good and general welfare.**



## **7. Downtown Conference Center**

**The city action was to identify and market key properties and sites that offer infill and adaptive reuse opportunities for economic development.**



**The Douglasville Downtown Conference Center came out of our Livable Centers Initiative (LCI) Plan. It is a very successful conference center that serves the community for meetings, family reunions, weddings and many more activities.**



#### **8. Citi TV**

**The city action was to provide a media vehicle for the public to find out critical, timely and general information about their government.**

**The City of Douglasville started their own TV Station called “Citi TV”. The station serves the community with news, short programs on community events, information on transportation, parks and many other services.**



#### **9. D Cop Program**

**The city action was to provide a media vehicle for the public to find out critical, timely, and general information about the community.**

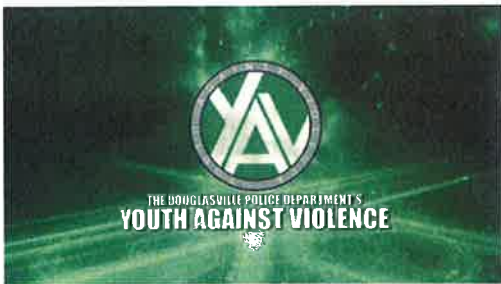
**The D Cop Program was started last year as a way of the police getting in touch with the community. It is a community policing program. The police will go out once a month and canvas a neighborhood. They will go from door to door and talk to people to see what their concerns are and build trust with the police.**



#### **10. Youth Against Violence Program**

**The city action was to participate in a support capacity on community boards, committees, and organizations as deemed beneficial and advantages.**

**In an effort to be pro-active in the gang arena, the Douglasville Police Department created the Gang Unit, with a two-fold mission. One of the responsibilities was to actively obtain intelligence and enforce gang-related laws, and as a second was to create the Youth Against Violence Program.**



## **INDICATOR: PARTICIPATION**

**K. Our comprehensive plan was prepared with multiple community input opportunities. Please provide information about these opportunities, including, if available, dates, agendas, other meeting materials.**

**The community's input process was engaged through the City of Douglasville Comprehensive Plan Citizen's Stakeholder Committee, which acted as the steering committee for community input and objectives. The committee convened to ensure that meaningful insight would be implemented in the plan's preparation and goals. The Citizen's Stakeholder Committee meetings were held monthly from March through September 2013 to discuss the content of the comprehensive plan.**

**L. The community input received during plan preparation influenced the content of the plan. How?**

**The City of Douglasville held seven (7) citizen's stakeholder meetings starting with the initial meeting held in March 2013. The sequential meetings in April and May 2013 identified the assets and challenges; in June 2013 they were held to discuss the land use vision; city goals were discussed in July and August 2013; and a final review meeting was held in September 2013. On August 14, 2013, the City of Douglasville hosted an open house where over 30 residents provided feedback on the values and needs of the community. The content and responses used from the open house were used to generate a series of maps stating where the citizens live, favorite places, and places needing improvements along with surveys on what the future budgets ought to spend upon.**

**M. Our steering committee that guided development of the plan included local leaders and elected officials. Please provide a list of steering committee members and their local affiliations.**

**The steering committee was comprised of the mayor and the city council members of Douglasville, county officials, the leadership of local churches, citizens, and local business owners from throughout Douglasville and Douglas County.**

**City Council:**

**Mayor Pro-Tem Larry Yockey, Mark Adams, LaShun Burr Danley, Samuel Davis, Doug Lequire, Dennis McLain and Carl Pope.**

**Citizen Stakeholder's:**

**Barbara Caldwell, Pete Frost, Rev. Keenan Hale, Gordon Johnson, Charles Jones, Gary Miller, Mike Miller, Dot Padgett, Lula Mae Parker, Elaine Pendley-Sears, Richard Segal, John Sells, Will Smith, Larry Toney, Jack Tysor, Greg Ussery, John Van Camp, Gary Warner, Ken Barber, Rob Coats, Rick Denson, Karen Dones, Tony Gonzalez, Susanne Hudson, Vickie Mitchell, Barry Oliver, Nate Smith and John Stewart.**

**N. We have an active, ongoing, outreach process for soliciting input on planning matters from a broad spectrum of the community, including non-traditional populations, and the resulting input is listened to by community leaders. Describe this process. How do you engage the stakeholders? Have partnerships been developed because of the planning process? This outreach process includes activities such as:**

**The active ongoing, outreach process is conducted through the city's Zoning Board, Historic Preservation Committee, and local churches that is comprised of members from a broad spectrum of the community. Their recommendation are used as a guide for the City Council decisions in conformity to the city's Future Land Use Plan. Additionally, we have a city newsletter, social media Facebook page, the City's website, mass e-mail and the use of surveys. We have interpreters at meetings as needed and multi-language brochures as needed.**

O. We have active advocates for plan implementation (such as activist citizens, organizations or neighborhood groups) that are listened to by community leaders. These groups include:

There are a variety of activist citizens and homeowners' associations that regularly expresses their concerns or needs to city leadership on a variety of issues. Some of the organizations are the Development Authority, Chamber of Commerce, Historic Preservation Commission, Faith Based Groups, Downtown Development Authority, Leadership Douglas, Central Douglasville Business Association, SHARE House, and Douglas County Schools. We have a new community called Tributary that their advocates are at every meeting. We have Homeowner's Associations, such as Arbor Station and Chapel Hills that we meet with on a regular basis.

## **INDICATOR: IMPLEMENTATION**

P. The Work Program section of our comprehensive plan consists primarily of specific action items that make it clear exactly what we intend to do to implement the plan. Please give examples of measureable action items included in your work program(s).

The Short Term Work Program works to create new affordable housing choices and improve existing neighborhoods along with the quality life issues involving accessibility to parks and open space, sidewalks, cultural arts, and the elimination of harmful effects to the natural resources; it develops and updates the capital improvements plan, prevents spot zoning and any other land use that are not in conformity with the future land use plan. Some examples of this are:

The City has created a housing team to participate in the Georgia Initiative of Community Housing.

The City cooperates with the Cultural Arts Council and other cultural and entertainment groups to maintain and participate in cultural events and programs through many activities such as Taste of Douglasville, Chili Cook-Off, Food Truck Mondays, Hot Rods on Main, Ice Cream Social and Main Street Maker Pop Up Market.

The City continues to utilize the zoning code, land use decision making process, and code enforcement functions to ensure land use compatibility.

Q. Our Work Program action items clearly address local needs or goals identified in the plan. These local needs or goals are aligned with work program activities. For example:

The Short Term Work Program consists of an external economic development strategy that aims at the development of existing businesses and recruitment to downtown Douglasville and existing industrial sites. The program works to improve the existing neighborhoods and increase the variety of housing choices, along with the quality of life issues of parks and openspace, sidewalks, cultural arts, and the preservation of natural resources; maintenance of conformity with the future land use plan, encourages more infill and planned unit developments, and increasing mobility throughout the community.

Some examples of work program actions are:

**The City has a Design Concept Development (DCD) zone (similar to a PUD) that allows flexibility in configurations in residential developments for housing options and open space.**

**The city has a joint City/County Bicycle Pedestrian Advisory Committee that meets quarterly and plans and implements bicycle routes, sidewalks, multi-use trails and other pedestrian paths.**

**R. We have a good track record of accomplishing most of the action items included in past plan Work Programs. Our Report of Accomplishments very specifically shows our level of accomplishment, such as:**

**The past Short Term Work Program consisted of reviewing the zoning code to modify the zoning code to allow a variety of densities, setbacks, height, buffering, sign regulations, responsible land use interactions with watersheds and environmentally sensitive areas, and consistency with others land uses; neighborhood code enforcement, development of vacant and government-owned land databases, assessment of senior housing choices, maintain and increase the offerings of cultural arts, appropriate housing programs; the continuation of the protection of floodplains, groundwater, wetlands, and historic resources; maintenance with conformity with the future land use plan, development of a Capital Improvement Plan in conjunction with the comprehensive plan; development of a Downtown LCI Implementation Plan; development of economic development strategies to target and market appropriate businesses along with the downtown business area; continuation of participation in the Atlanta Regional Commission Transportation Coordinating Committee activities; placing additional Regional Transportation Plan project in the Transportation Improvement Plan based on current and future needs; plan and study Georgia Department of Transportation's commuter rail study and plan along the Norfolk Southern Line; refitting of sidewalks to ADA standards; updating of the Bicycle Pedestrian Plan; the upgrading and renovation of existing park and open spaces.**

**S. Our local capital budget is consistent with, and is designed to implement, the comprehensive plan. Please explain the connections between your budget and your work program.**

**Our Capital Budget is consistent with our Comprehensive Plan. We use our Comprehensive Plan to implement our Capital Budget. We use the General Fund Budget and the Capital Budget to implement the Short Term Work Program. An example would be the development of the Livable Centers Initiative Plan (LCI) has been implemented using the General Fund Budget.**

**T. Provide up to ten of your best recent examples of important projects carried out as a result of the plan, with the specific plan references (attach additional sheets as needed). Please explain how these activities were a result of the plan or the planning process. Consider including photographs, newspaper articles or other exhibits to elaborate on these projects.**

#### **1. Livable Centers Initiative**

**The city action plan was to develop additional zoning criteria and designations, as needed to allow for quality developments in the Livable Centers initiative (LCI) study area and other appropriate types of development.**

**The Livable Centers Initiative (LCI) is a program that awards planning grants on a competitive basis to local governments and nonprofit organizations to prepare and**

implement plans for the enhancement of existing centers and corridors consistent with regional development policies, and also provides transportation infrastructure funding for projects identified in the LCI plans.

The City of Douglasville had been a LCI Community since 2000, The City has implemented close to \$10 million dollars in projects in the downtown area due to this plan and program. Some of the projects are sidewalks, banners, lighting, intersection improvements, new plazas and many more. The City won a Regional Award for Development in 2014 for their ARC program.



### **3. Green Communities Program**

The city action was to identify and evaluate city and county government resources targeted toward environmental issues with the objective of strengthening weaknesses and closing gaps.

Through the Atlanta Regional Commission (ARC) the City of Douglasville became a Green Community. The Green Communities Program is a voluntary certification program for jurisdictions in the Atlanta Region to encourage local governments to become more sustainable. ARC developed the program to assist local governments in reducing their overall environmental impact. Local governments earn points in 10 categories by implementing specific policies and practices that contribute to overall sustainability. The categories are:

- Green Building
- Energy Efficiency
- Green Power
- Water Use Reduction & Efficiency
- Trees and Greenspace
- Transportation
- Recycling and Waste Reduction
- Land Use
- Education
- Innovation



### Green Communities Bronze 2012



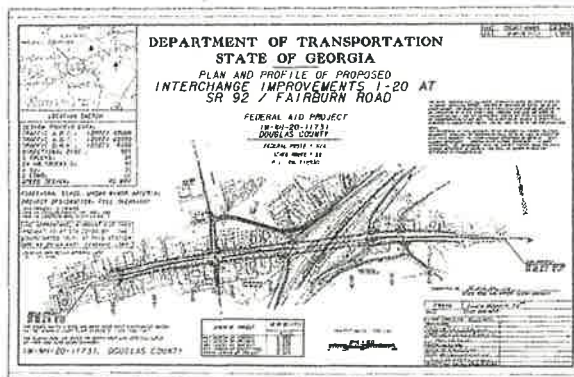
### Green Communities Silver 2016



### 3. SR 92 Relocation Project

The city action was to develop a plan that would address the SR 92 Relocation Project for the effected communities.

The SR 92 Relocation Project began 10 years or so ago as part of our Comprehensive Transportation Planning. The project went through 10 years of planning until it became a reality. It is a road that takes the traffic from the north side to the interstate and major retail areas on the south side. It keeps the traffic out of the neighborhoods. The City won the Grand Prize award for the Georgia Partnership for Transportation Quality (GPTQ) for their public outreach, work with the community and neighborhoods.





## Georgia Partnership for Transportation Quality Award for the SR 92 Relocation Project



### 4. Georgia Initiative for Community of Housing Initiative

The city action was to create a housing team to participate in the Georgia Initiative for Community Housing.

The City of Douglasville was selected by the Georgia Department of Community affairs to participate in GICH. The Douglasville Housing Group is made up of volunteers appointed by the mayor and council. It is a four year program where Douglasville will design and implement a housing program. The Douglasville Housing Group, in partnership with the University of West Georgia and the Atlanta Regional Commission (ARC), is conducting an inventory of all residential properties in the city.



## **5. New Plaza East**

**The city action was to work toward the timely completion of city transportation projects currently on the regional Transportation Improvement Plan (TIP).**

**The City received a Transportation Enhancement (TE Grant) to take an old dirt ally and turn it into a plaza. We call this Plaza East. This was part of our LCI Plan that was implemented. It connects to O'Neal Plaza. The project was American with Disabilities Act (ADA) accessible.**



## **6. Hunter Park Renovation**

**The city action was to upgrade current facilities or develop new facilities as an overall recreational facilities plan.**

**As part of our Parks Master Plan, Hunter Park, was renovated. The newly renovated athletic complex includes seven ALTA certified tennis courts, ten multi-purpose ball fields, a Miracle League Ball field and twelve major league batting cages. Renovations also include over 650 parking spaces and over 11/2 miles of sidewalks for walking and jogging. In addition, Hunter Park features a 16,000 square foot community center and covered playground; a five-acre lake surrounded by a walking track and several picnic areas. Hunter Park is host to many festivals, sports activities and recreational events.**



## **7. West Pines Golf Course**

**The city action was to upgrade current facilities or develop new facilities as an overall recreational facilities plan.**

**The 125 acres of green space was purchased by the City of Douglasville and then converted into a 6,800 yard 18 holes championship golf course. The course includes four sets of tees to challenge any golfer, a full practice range and putting green, a fully stocked pro golf shop and a grill. West Pines is open year round and is competitively priced.**



## **8. Downtown Sidewalk Lighting & Banner Program**

**The city action was to continue to work with state federal agencies to implement sidewalk and pedestrian planning with transportation projects.**

**The City of Douglasville improved their downtown through the LCI Plan by adding new sidewalks, lighting and banners.**



## 9. Welcome Center & O'Neal Plaza Renovation

The city action was to work toward the timely completion of city transportation projects currently on the regional Transportation Improvement Plan (TIP).

Additionally, the city action was to ensure that all construction of and alterations to City of Douglasville public facilities comply with all local, state and federal standards, regulations, including the American with Disabilities Act.

The City of Douglasville applied for and received a Transportation Enhancement (TE) Grant to renovate O'Neal Plaza and the Welcome Center. The city will be making the Welcome Center handicap accessible and will renovate the plaza to accommodate concerts, tents, and events. There will be a new fountain as a water feature. This will tie into the new conference area.



## 10. The Downtown Master Plan

The city action as to coordinate transportation and thoroughfare planning with land use planning so that efficient and ordered linkages between uses will be developed.

The City of Douglasville hired a planning firm to master plan the downtown area. The goal of the master plan is to optimize downtown Douglasville's opportunity to become the premier mixed use town center in Douglas County, to include transportation while promoting and maintaining the historic character of the historic district.



**Please see the Comprehensive Plan, STWP and Report of Accomplishments for the City of Douglasville.**

Please attach additional sheets as needed to tell your story. Application should not exceed 20 pages. Application may be electronically transmitted or printed, scanned and emailed to [adriane.wood@dca.ga.gov](mailto:adriane.wood@dca.ga.gov) . For more information, contact Adriane Wood.